



# Key Largo Plan

Monroe County's Livable CommuniKeys Program

Volume 1, Issue 3

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## ***Monroe County Planning and Environmental Resources***

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Did you know?

- The Key Largo study area measures 5,263 acres.
- Nearly 60% (3,121 acres) of the study area lands are mapped as a Tier 1 "Conservation" and Natural Area". The Keys support a richer biodiversity of trees than any other forest in the United States according to the Nature Conservancy.
- Over 30% (1,632 acres) of the study area parcels are vacant.
- Over 87% (5,868) of the buildings on Key Largo (6,669) were built after 1970.
- Over 98% of the mobile home residential acreage in Key Largo is in the form of owner-controlled lots.



## Hurricane Frances Delays Goals & Objectives Workshops

The Key Largo Plan's September 2<sup>nd</sup> Goals & Objectives Workshops were postponed due to the impending landfall of Hurricane Frances. It's unpredictable path and timing required precaution.

The Goals & Objectives workshops have been rescheduled to Wednesday, October 6<sup>th</sup> from 4:30-6:30 PM and 7-9 PM at the Lion's Club.

The rescheduled Goals & Objectives workshop will be conducted as a lead event to the US 1 Enhancement Design Workshop scheduled for Thursday, October 7<sup>th</sup> and Friday October 8<sup>th</sup>.

All members of the public are invited to attend.

## US 1 Design Workshop Will Include Expanded Meeting Format

The upcoming October 7<sup>th</sup> and 8<sup>th</sup> US Highway 1 Enhancement Design Workshop has been expanded to include the rescheduled October 6<sup>th</sup> Goals & Objectives sessions as opening night meetings.

The design workshop planned to include a general opening overview session to recap some of the existing conditions that were to be included in the original September 2<sup>nd</sup> workshop. The rescheduled event will permit the project team to work with citizens in an expanded meeting format.

- **Wednesday, October 6<sup>th</sup> (4:30-6:30PM and 7-9PM) – Goals & Objectives Meetings.** Both meetings, identical in format, will discuss the existing conditions affecting Key Largo, and provide two opportunities to participate.
- **Thursday, October 7<sup>th</sup> (4:30-6:30PM and 7-9PM) – Design Element Meetings,** will discuss potential design elements to be refined during the project team work sessions.
- **Friday, October 8<sup>th</sup> (4:30-6:30PM) – Final Presentation,** will identify major community consensus design elements to be refined and included in the final plan.

The Vision Workshops included round table discussions that identified community Strengths, Weaknesses, Opportunities and Threats (SWOT).

The SWOT analysis is a planning tool that provides the project team with a set of participant's major consensus points. These issues can be used to guide the Key Largo LCP.

**STRENGTH –**  
An effective or binding force.



**Natural Environment**

**WEAKNESS –**  
A defect or failing.



**US 1 Traffic**

**OPPORTUNITY –**  
A favorable or suitable occasion or time.



**Quay Property**

**THREAT –**  
An indication of impending danger or harm.



**Florida City Development**

## Vision Workshops Show Consensus Issues

Participants at the July 27<sup>th</sup> visioning workshops identified the following several consensus areas that the project team will use to guide the Key Largo Livable CommuniKeys Plan.

- **US 1 – Design Characteristics.**

The highway corridor plays a significant role in defining Key Largo's identity. A desire for improved aesthetics for adjacent businesses, controlled speed and access, and physical design elements in the corridor are important.

- **Future Use of Quay Property.**

The recently acquired property holds significant potential for increased public use.

- **Affect of Miami-Dade Development.**

Recent development in southern Miami-Dade County has added to pressure on Key Largo as a resource-based destination.

- **Protection of Natural Environment.**

Key Largo's natural environment is its most important resource and must be protected as a major feature.

- **Preservation of the "Keys Atmosphere".**

Resident's understood and desire to protect their unique sense of place that is the Keys.

At the July 27<sup>th</sup> meeting:

### 1st Session Results:

#### Strengths

1. Quay Property
2. Natural Environment
3. Gateway to the Keys

#### Weaknesses

1. US 1 Corridor
2. Corridor Aesthetics
3. No image of Key Largo

#### Opportunities

1. US 1 enhancement/toll
2. Quay Property Development
3. Boardwalk

#### Threats

1. Development at Homestead
2. FEMA Regulations
3. Uncontrolled Development



### 2nd Session Results:

#### Strengths

1. Small Town Atmosphere
2. Safe Place to Live
3. Only barrier reef in USA

#### Weaknesses

1. US 1 (traffic problems)
2. Lack of Public Transportation
3. Too much government/FEMA

#### Opportunities

1. US 1 toll
2. Improve US 1
3. Purchase of Quay

#### Threats

1. Development at Homestead
2. Environment, Pollution
3. Property taxes are too high, going up too fast



## What are Design Guidelines?

Design guidelines vary but typically include standards for:

- Building architecture,
- Street amenities,
- Business and community wayfinding signs,
- Landscaping

"Corridor aesthetics" were identified as a major weakness in Key Largo. As part of the outcome of the Key Largo LCP design guidelines will be created. Design guidelines are development regulations that provide direction for new construction to create a certain quality or character within a defined area.

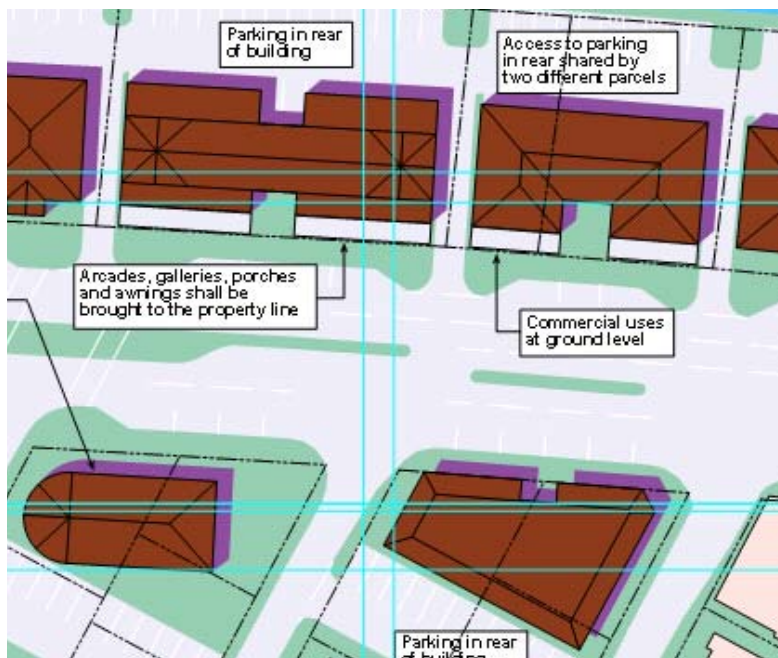
Design guidelines may be implemented through varying levels of regulation. The guidelines may be voluntary, with public agency promotion during the development review process, or mandatory with required agency reviews. Implementation success is the greatest when guidelines reflect the balanced desire of the entire community.

Key Largo already hosts several examples of high-quality design such as the Chamber of Commerce.

There are many others south of Key Largo along US 1.



However quality architecture, signage and landscaping are not yet the norm.



Design overlay limits may include road fronting parcels and areas where redevelopment is desired



Existing Condition - Before



Potential Condition - After

### B. BUILDING CONFIGURATION STANDARDS

The three-dimensional form of a building, including the mass and materials of roofs, walls, openings, and other elements.

- General Requirements
- Materials
- Configurations
- Techniques
- Details

The Building Configuration Standards are requirements for configuration, massing, materials, and architectural character of individual buildings.

#### General Requirements

The opinion of the community is to pursue a "Spanish or Mediterranean" type of character, indicating a preference for masonry structures, generally including a stucco exterior coating, pitched tile roofing, arcades with semi-circular arches, and other standard motifs and details, commonly seen in tropical and sub-tropical climates.

One problem with adopting such a character is the prevalence of poorly designed and/or constructed buildings that pretend to provide the same style and/or character. A masonry building with stucco exterior and semi-circular windows

does not, automatically, become a Spanish or Mediterranean style architecture. Part of the purpose of these guidelines is to delimit the fundamental architectural and stylistic characteristics that define these styles.

At least 50% of the linear dimension of the street level frontages shall be in windows or doorways. Street level windows shall be clear or transparent glass. Mirrored or reflective glass of any kind is not permitted. Window sills shall be located no higher than 36" above adjacent exterior grade; headers shall be located no lower than 60" above adjacent exterior grade.

No wall frontage shall continue uninterrupted by a window or a functional public access doorway for a linear distance of greater than 12 feet. The principal doorway for public entry into a building shall be from the fronting street. Corner entrances may be provided on corner lot buildings.

Decorative cornices shall be provided for all buildings that have flat roofs. These cornices shall be no less than 12" in height and no greater than 36" in height, measured along the face of the facade. Buildings with pitched roofs shall include

overhanging eaves, extending between 12" and 30".

A building canopy, awning or similar form of weather protection may be provided, with a minimum projection of 6' over the fronting sidewalk.



Example of overhanging eaves



Example of cornice and awnings in a building



Minimum requirements for the configuration of openings on a principal facade

Guidelines define building standards.



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## Community Meeting Announcement

**Purpose:** Key Largo CommuniKeys Master Plan  
Design Workshop Meetings

**When:** Goals – Wednesday, October 6, 2004 (4:30-6:30 and 7-9 PM)  
Elements – Thursday, October 7, 2004 (4:30-6:30 and 7-9 PM)  
Final – Friday, October 8, 2004 (4:30-6:30 PM)

**Where:** Lion's Club (MM 99-100)  
20102 Homestead Avenue  
Key Largo, FL  
(Behind TIB Bank)